



Zoning Committee

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**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

**LOCATION**

Approximately 20.88 acres located along the southeast side of Mallard Creek Road and north of Morris Estate Drive.  
(Council District 2 - Graham)

**PETITIONER**

D.R. Horton

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**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Northeast District Plan* (1996) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single-family/ multi-family uses up to 8 dwelling units per acre.

Therefore we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- This petition proposes up to 130 for sale townhome units with a density of 5.7 dwelling units per acre (DUA). This density is consistent with the Northeast District Plan (1996) recommendation of single-family/multi-family uses up to 8 DUA.
- The petition will help fulfill the Northeast District Plan goal of having a variety of housing types which are accessible to amenities.
- This petition proposes to improve Penninger Circle to meet city roadway standards and to build a sidewalk on the project side of the street.

Motion/Second: Barbee / Kelly

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

There was no further discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225